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November 17, 1997
BRC-SMS-353
Transmitted Via Facsimile & U. S. Mail

Greg Issinghoff
KRAZAN & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612



**RE: Extended Stay America ("ESA")
Draft Phase I Environmental Site Assessment
Project No. 024-97033
South Bay Towne Center
Los Angeles, California**

Dear Greg:

This transmittal shall serve to confirm the points discussed in our telephone conversation concerning the referenced draft report. The numbering of the following paragraphs parallel the statements contained in the "Recommendations" section of the subject document:

1. **ILM/Lockheed Facility:** Boeing Realty Corporation ("BRC") and Lockheed Martin Corporation ("LM") have agreed to conduct an initial groundwater investigation to define the lateral extent of any contaminants which may have migrated beneath the BRC C-6 property from the LM site. A Work Plan has been prepared and submitted to the respective lead agencies for of the companies: the Los Angeles Regional Water Quality Control Board (LARWQCB") for BRC and the Department of Toxic Substances Control ("DTSC") on behalf of LM. The Work Plan provides for as many as eleven (11) temporary and as many as five (5) permanent groundwater monitoring wells to be located in the western portion of the BRC property. LM and BRC are currently awaiting LARWQCB and DTSC approval of the Work Plan.
2. **Soils:** The petroleum stockpiles referred to in the subject report have been removed from the proposed ESA site.
3. **Wells:** There are two (2) deep water wells proximate to or located on the proposed ESA property. Each of these wells will be abandoned in accordance with all applicable laws upon (i) approval thereof by the LARWQCB and (ii) prior to delivery of the ESA site to Vestar/ESA.
4. **Structures/Features:** An "as demolished" site plan is currently under development by BRC. A draft of this document has been delivered to

Vestar's geotechnical consultant. Additionally, BRC's civil engineering firm, TAIT & Associates, has on-file detailed surveyor data concerning the former buildings which were located on the proposed ESA property should your client require such information.

5. **UST's:** BRC has provided Krazean with authorization to proceed with a geophysical survey of the historical tank locations. It is BRC's understanding that the survey has occurred and no metal objects were encountered.
6. **Building 58:** As noted in our conversation, BRC has implemented a conservative approach in the identification of potentially contaminated soils:
 - An extensive **Soil Characterization** program was implemented in the Phase I (which includes the proposed ESA site) portion of the 170 acre development. Some 110 borings and 550 soil samples were collected for analysis in the Phase I area.
 - During BRC's **Demolition/Excavation** of Phase I two field sampling approaches were used: grid sampling and hot spot sampling. A 20 x 20 grid program was used at predetermined intervals over Phase 1. Either an organic vapor analyzer or a photo-ionization detector were used to measure head-space organic vapor concentrations in freshly exposed soils at each grid node. Soils samples were collected for complete laboratory analyses when readings exceeded 5ppm. Hot-spot sampling was designed to supplement the grid sampling program. A soil sample was collected from any location that exhibited the following: (i) an OVA or PID head-space reading exceeding 5ppm or (ii) visible staining of the soil or (iii) noticeable odors or (iv) any combination of the above. Soil failing any of the above criteria was excavated and stockpiled.
 - Excavated soils were stockpiled under the supervision of the field crew. Additional soil samples were taken from the **Stockpiles** at not less than 1,000 cubic yards of excavated soil. The analysis program included EPA Methods 8010/8020, 8260, 8270, 6010, 7196, 7471 and 8080. Soils failing project screening levels were remediated on-site or shipped to an appropriate disposal facility.
 - A two-tiered **Confirmation Sampling** program was implemented to ensure that soil excavation is complete. Tier I sampling was conducted at each excavation and/or potential area of concern identified in previous investigations. At least one (1) sample was taken each 20 feet along the walls and floor of each excavation and soil removal continued until (i) the head-space VOC reading was less than 5ppm, (ii) there





were no visible signs of soil staining, **and** (iii) no odors were noticeable. A parcel-wide (Tier II) assurance sampling program will be implemented once all the excavations in Phase I are backfilled and compacted.

- BRC will prepare a **Post Remediation Human Health Risk Assessment** to address potential health impacts associated with residual contamination upon completion of its soil remediation activities in Phase I of the project
- All aspects of the above characterization/remediation program have been approved by the LARWQCB and the DTSC.

All soils underlying Building 58 were subjected to the above soil characterization program. Tier II sampling and the Post Remediation Health Risk Assessment will be completed prior to deliver of the site to Vestar/ESA.

7. **Building 67/Containment Pit:** Refer to the soil characterization/remediation discussion in paragraph 6.
8. **Building 67/ Process Line:** Refer to the soil characterization/remediation discussion in paragraph 6.

Greg, as Gretchen Pinto is aware, BRC has in its Long Beach office extensive files concerning the environmental condition of the C-6 property. These files were made available to Ms. Pinto as part of her due diligence in the preparation of the subject report. These files are also available for your or ESA's review should you wish to further investigate any of the above points. Please feel free to contact me at (562) 627-3014 in the event you or ESA have any additional questions concerning the foregoing matters.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Mario Stavale'.

S. Mario Stavale
Project Manager

cc: Jeff Axtel - Vestar
Allan Kasan, Esq. - Vestar
Paul Rhodes - Vestar
Tom Overturf - BRC